

PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 18, 2017

A Board of Directors Meeting of the Piper Dunes North Condominium Association, Inc. (PDN) was held this date in the Amelia Island Management Conference Room, 5440 First Coast Highway, Amelia Island, Florida.

BOARD MEMBERS PRESENT

John Madden, President
Bill Smiley, Vice President
Marty Scholtens, Secretary/Treasurer
Joel Deroy, Director (*via phone*)

AMELIA ISLAND MANAGEMENT

Steve Mehas, Community Association Manager
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director
Nick Lambiase, Jr., Director

OWNERS PRESENT

Raylene Scholtens
Crawford Ward
Steve Ardia

GUEST

None

DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE

Notice of the meeting was emailed to the Board on March 28, 2017 and posted on property, which is in accordance with the Documents of the Association. There were four (4) Board members present, either in person or via phone, which represented a quorum.

CALL TO ORDER

President Madden called the meeting to order at 9:00a.m.

OLD BUSINESS

Amendment of Rules and Regulations

Discussion ensued regarding the amending of the Rules and Regulations. Additional items were added to the document regarding:

- Section 13 - Garbage, Trash and Recycling – addition of recycling option now available
- Section 14 - Notification of guests (remove family members) to AIM, exempting notification for visiting family

Marty Scholtens moved to adopt the amendment of the Piper Dunes North Rules and Regulations, with amended language in Sections 13 and 14; Bill Smiley seconded and the motion passed unanimously.

Once the newly adopted Rules and Regulations are revised, the document will be added to the new website that will be rolling out shortly.

NEW BUSINESS

Projects and service responses completed or in process:

Steve Mehas reported on some of the more notable but not all of the items addressed since the last Board Meeting in March 2017 (*full report attached*).

Building and Grounds Maintenance

- Replace motion activated cameras @ ground floor lobby locations; week of 4/17 if the vendor receives the equipment

- Mailbox refurbishment project completed; 17 sand & paint, lube hinges 1 replaced, 1 new post @ \$390.00
- Parking stall re-striping - completed
- Developed new standardized Window and Door replacement specifications for future upgrades by all owners – completed, will post to web page
- Upgraded pool gate lock system and keypad; old system aged out with electrical shorts due to corrosion on power supply lines, exit button and circuit board – service call for Wednesday based upon intermit operation over Easter weekend
- Reset the pool gate posts in cement for improved closure operation - completed
- Replaced out of warranty low voltage walkway lighting fixtures (6), between buildings
- High lift usage for shutter maintenance; with lift to start week of April 24th – early May
- Exterior EIFS repairs identified in annual inspection to be address via balconies and high lift starting April 24th for 8 working days, 14 units involved
- Recycle options added, weekly pickup from trash rooms
- Garage Doors & Entry portico roof “bird stop” scheduled for rust remediation and painting to begin April 24th
- HVAC unit for building #4 - 1st & 2nd floor failed over the weekend, not repairable and new unit ordered, last replaced 2009

Marty Scholtens reported on the Associations Forum meeting regarding:

- Board members use of email - may be used for discussion but not for voting
- Service / Comfort animals – the differences in where they are permitted

Steve Ardia stated that the parking lot needs to be resurfaced and asked the Board to consider installing a vehicle charging station. Discussion ensued regarding plans to do so in 2018, what is required and the costs.

ADJOURNMENT

There being no further business, President Madden called for the meeting to be adjourned.

Bill Smiley moved to adjourn; Marty Scholtens seconded and the meeting was adjourned at 10:14a.m.

Respectively submitted,

John C. Madden

President

JM/jk